Special Magistrate
Monday, November 23, 2026 at 2:00 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A Special Magistrate hearing minutes for the October 28, 2026, hearing.

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A CCSM-0432-2026 - 1798 State Road. 44 Owner: Sirtaz Sibia/Sibia Group Inc; Officer: Barbara Bobelak

5. NEW BUSINESS

5.A CCSM-0517-2026 - 3405 S. Atlantic Ave - Owner: Ocean Trillium South COA; Officer: Barbara Bobelak

6. REPEAT BUSINESS

7. LIEN AMNESTY APPLICATION

8. STAFF REPORT

9. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING MINUTES FOR THE OCTOBER 28, 2026, HEARING.

November 23, 2026

Background:
Approval of minutes of the October 28, 2026, hearing.

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Special Magistrate Minutes - October 28, 2026.pdf

Special Magistrate Wednesday,
October 28, 2026, at 2:00 p.m.

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

Having been duly advertised as required by law, the Special Magistrate of the City of New Smyrna Beach, Florida, was held on Wednesday, October 28, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Special Magistrate Jessica Gow called the hearing to order at 2:00 p.m. and reviewed the procedures for the hearing.

2. APPROVAL OF MINUTES

The Special Magistrate approved the minutes of the September 23, 2026, meeting. She continued to explain the process for the meeting, advised of the appeal process and asked if there were any questions. There were none.

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Clerk Evann Lorenzen administered the oath to the following City Staff and property representatives/owners: Barbra Bobelak, Code Compliance Supervisor.

4. OLD BUSINESS:

4.A CCSM-0146-2026 – 1998 State Road 44; Owner: GH2 NSB BB LLC; Officer: Herman Trautwein

The Owner was not present for comment.

Violation of city code:

LDR 801.30. (A).10. - Property Maintenance Standards Signs

LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements

LDR 801.30. (A).4. - Property Maintenance Standards Awnings

LDR 801.30. (A).5. - Property Maintenance Standards Parking lots

LDR 801.30. (A).6. - Property Maintenance Standards Landscaping

LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements

On September 23, 2026, this case was heard before the Special Magistrate. The Special Magistrate found GH2 NSB BB LLC and/or entity in violation of and gave until 1 P.M. October 16, 2026, to bring the property into full compliance or a fine of $40.00 per day per violation may be imposed commencing on October 16, 2026, until the property is brought into full compliance.

Officer Bobelak stated the Special Magistrate Order was mailed certified mail on September 24, 2026, and accepted on September 28, 2026, and posted on the property on September 24, 2026.

Officer Bobelak recommended to the Special Magistrate to withdraw the case due to new ownership.

Based on testimony and evidence presented Special Magistrate Gow moved to order a continuance of GH2 NSB BB LLC and/or entity case, until the March 31, 2027, hearing.

5. New Business:

5.A CCSM-0432-2026 – 1798 State Road. 44 Owner: Sirtaz Sibia/Sibia Group INC; Officer: Barbara Bobelak

The owner was not present for comment.

Violation of city code:

Sec. 26-171. (a) – Permits Required

Sec. 26-172. – Penalties for work commencing before permit issuance.

On September 1, 2026, an inspection was conducted and the property was found to be in violation of city code Sec. 26-171. (a) – Permits Required, Sec. 26-172. – Penalties for work commencing before permit issuance.

Officer Bobelak stated a notice of violation was posted on the property on September 10, 2026, certified mail was sent on September 11, 2026, and accepted on September 14, 2026, with a compliance date of October 22, 2026, a follow up inspection on October 23, 2026, and showed the property was still in non-compliance.

It is staff's recommendation to the Special Magistrate to find: Sirtaz Sibia/Sibia Group INC and/or entity in violation of Sec. 26-171. (a) – Permits Required, Sec. 26-172. – Penalties for work commencing before permit issuance and give until November 18, 2026, to bring the property into full compliance, or a fine may be imposed at a subsequent hearing based on the officer's testimony and photos.

Based on testimony and evidence presented Special Magistrate Gow moved to order: Sirtaz Sibia/Sibia Group INC and/or entity to bring the property the property into full compliance by 1:00 P.M. November 18, 2026, if the Special Magistrate finds the violation were not corrected by the date set forth above, a fine of $100.00 per day for each section of code that remains in violation may be imposed.

6. Repeat Business:

8.Staff Reports:

None.

9. Adjournment:

2:09 P.M.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0432-2026 - 1798 STATE ROAD. 44 OWNER: SIRTAZ SIBIA/SIBIA GROUP INC; OFFICER: BARBARA BOBELAK

November 23, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required, Sec. 26-172. - Penalties for work commencing before permit issuance, Compliance date: October 22, 2026, Method of service: Certified mail sent on September 11, 2026, and accepted on September 14, 2026, posted on the property on September 11, 2026.

Findings:

On October 28, 2026, this case was heard before the Special Magistrate. The Special Magistrate found Sirtaz Sibia/Sibia Group Inc and/or entity in violation of Sec. 26-171. (a) - Permits Required, Sec. 26-172. - Penalties for work commencing before permit issuance. and gave until 1 P.M. November 18, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail on October 29, 2026, and accepted on November 2, 2026, and hand delivered by Herman Trautwein, Code Compliance Officer, to the Lilly Souza, Manager on Duty, on October 30, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0432-2026 - 1798 SR 44 - Nov Agenda.pdf

CODE CASE DETAILED REPORT CE-0432-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak

Project:
District: New Smyrna Beach
Description: Installation of new R.T.U, removed old unit.

Opened Date: 09/10/2026
Closed Date: NOT CLOSED

Parcel: 741900000360 Main

Address: 1798 State Road 44 Main
New Smyrna Beach, FL 32168

Zone: B-5 (PLANNED SHOPPING CENTER)
PUD (PLANNED UNIT DEVELOPMENT)

Business Owner
Chipotle Mexican Grill
Kyle Struble
2232 Davis Dr 2232 Davis Dr
New Smyrna Beach, FL 32168

Owner
Sibia Group Inc
Sirtaz Sibia
17825 W Fieldbrook Cir
Boca Raton, FL 33496
Home: (561) 994-8479
Business: (954) 415-5850
Mobile: (954) 415-5850

Complainant
City Of New Smyrna Beach
Thomas Verble
214 Sams Av
New Smyrna Beach, FL 32168
Business: 3864102854

Contractor
Ssi Services
John Seppy
921 S Us Highway 301
Tampa, FL 33619
Business: (800) 263-2206

Note	Created By	Date and Time Created
1. Tom Verble, Building Inspector, sent an email regarding the RTU (rooftop unit) being replaced without a permit, photos included in the email. A stop work order was posted, however, due to a crane being onsite that was needed to replace the RTU, Tom allowed them to continue the work and informed them they needed to apply for the permit. To date not permit has been submitted. Sending an notice of violation/hearing to the property owner and the contractor.	Barbara Bobelak	9/10/2026 9:44 am
2. NOV-NOH sent certified mail to property owner and contractor that conducted the work.	Barbara Bobelak	9/11/2026 11:10 am
3. Property posted 9/11/2026 by John Parks and Ben Blissett.	Barbara Bobelak	9/14/2026 7:55 am
4. Property owner called stating that this work is the responsibility of the tenant and the notice should be sent to them. I explained FS 162 to him so he would understand why he received the notice and also pointed out that I sent the notice to the contractor that performed the work. Mr. Sibia stated that he would email the notice to the Chipolte owner. He inquired if I had an email for them and a phone number for the contractor. I gave him the email and phone number he requested.	Barbara Bobelak	9/17/2026 3:33 pm
5. Email sent to Franchise owner and business owner to follow up on the permit for the air handler that was installed without a permit. To date no permit has been submitted.	Barbara Bobelak	10/5/2026 10:25 am

Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Letter Sent	NOV-004498-2026	Certified mail	Barbara Bobelak	09/11/2026

CODE CASE DETAILED REPORT (CE-0432-2026)

Violation Code: Sec. 26-172.
Violation Status: In Violation
Citation Issue Date: 09/10/2026
Compliance Date: 10/22/2026
Resolved Date:
Code Description: Penalties for work commencing before permit issuance.
Corrective Action: Additional fees may be applied to the permit fees for work commencing prior to the permit issuance.

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 09/10/2026
Compliance Date: 10/22/2026
Resolved Date:
Code Description: Permits Required
Corrective Action: Obtain the required permit for replacement of the rooftop heating and cooling unit (R.T. U.) without the required permits. Apply online at www.cityofnsb.com, for questions regarding the application process please call (386) 410-2860.

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3809521 **Parcel ID: 741900000360**
SIBIA GROUP INC **1798 SR 44, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3809521
Parcel ID:	741900000360
Township-Range-Section:	17 - 34 - 19
Subdivision-Block-Lot:	00 - 00 - 0360
Owner(s):	SIBIA GROUP INC - FS - Fee Simple - 100%
Mailing Address On File:	17825 W FIELDBROOK CIR BOCA RATON FL 33496
Physical Address:	1798 SR 44, NEW SMYRNA BEACH 32168
Property Use:	2200 - REST, DRIVE-IN
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7034
Subdivision Name:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$1,011,005	$1,011,005	$0	$1,011,005	1.5000	$1,516.51
0012	DISCRETIONARY	$1,011,005	$1,011,005	$0	$1,011,005	0.7480	$756.23
0011	REQ LOCAL EFFORT	$1,011,005	$1,011,005	$0	$1,011,005	2.9950	$3,027.96
0050	GENERAL FUND	$1,011,005	$1,011,005	$0	$1,011,005	3.2007	$3,235.92
0053	LAW ENFORCEMENT FUND	$1,011,005	$1,011,005	$0	$1,011,005	1.5994	$1,617.00
0055	LIBRARY	$1,011,005	$1,011,005	$0	$1,011,005	0.3697	$373.77
0520	MOSQUITO CONTROL	$1,011,005	$1,011,005	$0	$1,011,005	0.1573	$159.03
0530	PONCE INLET PORT AUTHORITY	$1,011,005	$1,011,005	$0	$1,011,005	0.0640	$64.70
0058	VOLUSIA ECHO	$1,011,005	$1,011,005	$0	$1,011,005	0.2000	$202.20
0057	VOLUSIA FOREVER	$1,011,005	$1,011,005	$0	$1,011,005	0.2000	$202.20
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,011,005	$1,011,005	$0	$1,011,005	0.0270	$27.30
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,011,005	$1,011,005	$0	$1,011,005	0.1000	$101.10
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,011,005	$1,011,005	$0	$1,011,005	0.1793	$181.27
0272	NEW SMYRNA BCH I&S 2018	$1,011,005	$1,011,005	$0	$1,011,005	0.1695	$171.37
0270	NEW SMYRNA BEACH	$1,011,005	$1,011,005	$0	$1,011,005	4.6370	$4,688.03
						16.1469	$16,324.60

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	13	$150.00	$1,950.00
6018-NSB FIRE SERVICES	1	$0.00	$328.00
			$2,278.00

Estimated Ad Valorem Tax:	$16,324.60
Estimated Non-Ad Valorem Tax:	$2,278.00
Estimated Taxes:	**$18,602.60**
Estimated Tax Amount without SOH:	$18,602.60

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$443,223	$565,372	$1,008,595	$1,008,595	$0	$1,008,595	$0
2024	$443,223	$536,893	$980,116	$980,116	$0	$980,116	$0
2023	$443,223	$507,657	$950,880	$950,880	$0	$950,880	$0
2022	$443,223	$455,659	$898,882	$898,882	$0	$898,882	$0
2021	$443,223	$303,777	$747,000	$747,000	$0	$747,000	$0
2020	$443,223	$298,895	$742,118	$742,118	$0	$742,118	$0
2019	$431,244	$272,428	$703,672	$703,672	$0	$703,672	$0
2018	$419,265	$279,892	$699,157	$699,157	$0	$699,157	$0
2017	$419,265	$262,041	$681,306	$681,306	$0	$681,306	$0

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

19 17 34 IRREG PARCEL IN SW 1/4 OF NW 1/4 BEING W 139.40 FT MEAS ON N/L & W 191.7 FT MEAS ON S/L E OF MISSION RD OF N 270.77 FT S OF ST RD NO 44 PER OR 4833 PGS 1286-1288 INC PER OR 6131 PG 2361

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0432-2026**
Case Type: **Code Enforcement**
Date Case Established: **09/10/2026**
Compliance Deadline: **10/22/2026**

Owner: SIRTAZ SIBIA/SIBIA GROUP INC.

Mailing Address

SIBIA GROUP INC.
ATTN: SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

Notice of Violation for the following location:

Address	Parcel
1798 STATE ROAD 44 NEW SMYRNA BEACH, FL 32168	**741900000360**

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain the required permit for replacement of the rooftop heating and cooling unit (R.T. U.) without the required permits. Apply online at www.cityofnsb.com, for questions regarding the application process please call (386) 410-2860.
Compliance Date: 10/22/2026

Violation: Sec. 26-172. - Penalties for work commencing before permit issuance.
Any person who commences any work on a building or structure or electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 200 percent of the normal permit fee plus $50.00; except that during or following a natural disaster such as a hurricane, tornado, or sever windstorm, the penalty shall be 200 percent of the normal permit fee plus $100.00. The penalty shall be in lieu of the penalty imposed by section 104.7.2 of the 2007 Florida Building Code adopted in section 26-36.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0432-2026**
Case Type: **Code Enforcement**
Date Case Established: **09/10/2026**
Compliance Deadline: **10/22/2026**

Corrective Action: Additional fees may be applied to the permit fees for work commencing prior to the permit issuance.

Compliance Date: 10/22/2026

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number:
Sibia Group, Inc./Sirtaz Sibia - 9214 8901 9403 8342 6816 86
John Seppy, SSI Services, 921 S. US Highway 301, Tampa, FL 33619 –
9214 8901 9403 8342 6848 47

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com

9/11/26

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

CASE NO. CE-0432-2026
1798 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **October 28, 2026 at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Special Magistrate will be based upon the evidence presented at the hearing. If the Special Magistrate determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Special Magistrate, the Special Magistrate may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Special Magistrate finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Special Magistrate. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

If the violation(s) is corrected and then reoccurs or if the violation(s) is not corrected by the time specified for correction by the Code Compliance Officer, your case may be presented to the Special Magistrate even if the violation(s) has been corrected prior to the Special Magistrate hearing.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

CASE NO. CE-0432-2026
1798 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Special Magistrate with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that is Notice of Hearing is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number:
Sibia Group, Inc./Sirtaz Sibia 9214 8901 9403 8342 6816 86
John Seppy, SSI Services, 921 S. US Highway 301, Tampa, FL 33619
9214 8901 9403 8342 6848 47

(✓) Post

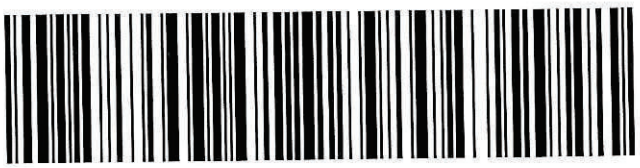
( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
9/11/2026

Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



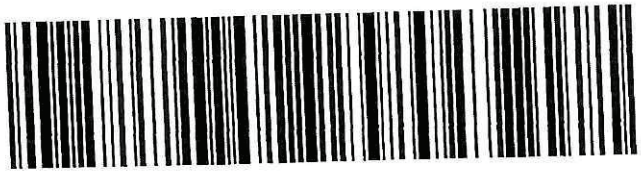
9214 8901 9403 8342 6816 86

SIBIA GROUP INC.
ATTN: SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

1798 State Road 44
CE-0432-2026

Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



9214 8901 9403 8342 6848 47

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

CE-0432-2026
1798 State Road 44


Network:Sep 11, 2026 at 11:43:11 AM EDT
Local:Sep 11, 2026 at 11:43:11 AM EDT
N 29° 0' 52.748", W 80° 56' 28.339"
1798 SR-44 E
New Smyrna Beach FL 32168
United States
PICK-UP
CHIPOTLE MEXICAN GRILL
PICKUP
DELIVERY
REWARDS
GET IT ALL IN THE APP
NOW HIRING
Starting at $14.50 Per Hour Plus Cash Bonuses
Real Career, Amazing Benefits
• 401K with Employer Matching
• Medical Benefits
• Flexible Schedule
TEXT CHIPJOBS TO 21414 TO APPLY
NOTICE TO VISITORS AND EMPLOYEES:
CHIPOTLE MAY USE VIDEO MONITORING ON THE PREMISES.
NO AUDIO IS COLLECTED.
21

UNITED STATES POSTAL SERVICE

Date Produced: 09/15/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8342 6848 47. Our records indicate that this item was delivered on 09/14/2026 at 12:13 p.m. in TAMPA, FL 33619. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 921 S US HIGHWAY 301,
TAMPA, FL 33619

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

Customer Reference Number: C7155181.43845570

Return Reference Number 1798 State Road 44

UNITED STATES POSTAL SERVICE®

Return address:

CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

MAILING DATE: 09/11/2026
DELIVERY DATE: 09/14/2026

USPS CERTIFIED MAIL



9214 8901 9403 8342 6848 47

USPS Tracking Label Number: 9214 8901 9403 8342 6848 47

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	09/11/2026 09:00
PICKED UP	NEW SMYRNA BEACH,FL 32168	09/11/2026 14:14
DEPART POST OFFICE	NEW SMYRNA BEACH,FL 32168	09/12/2026 04:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/12/2026 17:04
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/12/2026 22:07
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	09/13/2026 09:55
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	TAMPA,FL 33619	09/14/2026 12:13

CASE #: CE-0432-2026

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

City of New Smyrna Beach, Florida, a municipal corporation,
Petitioner,

CASE NO.: CCSM-0432-2026

VS.

Sirtaz Sibia/Sibia Group INC. and/or Entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **October 28, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did ✓did not attend the hearing. The Special Magistrate, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this Code Compliance action is located at

Address: 1798 State Road 44, NEW SMYRNA BEACH, FL 32168
Parcel: 741900000360
Legal description: 19 17 34 IRREG PARCEL IN SW 1/4 OF NW 1/4 BEING W 139.40 FT MEAS ON N/L & W 191.7 FT MEAS ON S/L E OF MISSION RD OF N 270.77 FT S OF ST RD NO 44 PER OR 4833 PGS 1286-1288 INC PER OR 6131 PG 2361

2. The property was first inspected by a Code Compliance Officer on **September 1, 2026**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **September 10, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **October 22, 2026**. The Code Compliance Officer reinspected the property on **October 23, 2026,** and determined that the violation(s) was/were not corrected.

4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exists on the property:

Sec. 26-171. (a) – Permits Required
Sec. 26-172. – Penalties for work commencing before permit issuance.

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the provisions cited above by 1 p.m. **November 18, 2026 ,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Special Magistrate finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$100.00 per day for each section of code that remains in violation** may be imposed.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Special Magistrate at a public hearing on **November 23, 2026,** at **2:00 p.m.**, in the City Chambers, 214 Sams Ave., New Smyrna Beach, FL. The Special Magistrate will consider setting a fine and lien on the above case at this Public Hearing.

This Order may be appealed to the Circuit Court within 30 days of its execution.

DONE AND ORDERED on **October 28, 2026**

Jessica Gow
Special Magistrate

EVANN LORENZEN
Notary Public
State of Florida
Comm# HH713629
Expires 8/24/2029

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 17825 W. Fieldbrook Cir. Boca Raton, FL 33496 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #9214 8901 9403 8353 0617 36

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: 10/29/26

UNITED STATES POSTAL SERVICE®

November 09, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8353 0617 36**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 02, 2026, 04:44 pm
Location:	BOCA RATON, FL 33496
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	SIRTAZ SIBIA/SIBIA GROUP INC

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: 

Address of Recipient: 17825 FIELDBROOK CIR W,
BOCA RATON, FL 33496

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Bobelak, Barbara

From: Trautwein, Herman
Sent: Friday, October 30, 2026 10:01 AM
To: Bobelak, Barbara
Subject: Chipotle - 1798 SR 44- Posted

I posted this property by handing the paperwork to the on duty manager-Lilly Souza.

Herman Trautwein
Code Compliance Officer

Get Outlook for iOS


SERVICE DISCONNECT
SECTIONNEUR PRINCIPALE
SERVICIO DE DESCONEXION
STOP WORK NOTICE
City of New Smyrna Beach
OFFICE OF BUILDING OFFICIAL
424-2140
DO NOT REMOVE THIS NOTICE
This site has been inspected and is not approved
No Permit
General Construction
Plumbing Construction
Mechanical Construction
Electrical Construction
Water Management
Landscaping
Fire Prevention
Unlicensed Contractor
Other
LOCATION
INSPECTOR
DATE
DETACH and BRING THIS PORTION OF CARD WITH YOU TO THE BUILDING DEPARTMENT 210 SAMS AVENUE
Location
Date
Comments
INSPECTOR
EATON
ON
OFF
Heavy Duty Safety Switch
Interrupteur de sécurité à usage intensif
Interruptor de seguridad de servicio pesado
400 A, 240 V~, 60 Hz, 250V
CAUTION
AVERTISSEMENT
S'ASSURER QUE LES VIS DU COUVERCLE SONT BIEN SERRÉES AVANT DE METTRE SOUS TENSION
PRECAUCION
LOS TORNILLOS DE LA CUBIERTA DEBEN ESTAR BIEN ASEGURADOS ANTES DE ENCENDER EL INTERRUPTOR
DANGER


SSI
Services
800-263-2206
SSIservices.com
Drive-Over Fenders
U-HAUL TOY-HAULER


WELLS FA




Bryson
HIPOTLE
FREIGHTLINER

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0517-2026 - 3405 S. ATLANTIC AVE - OWNER: OCEAN TRILLIUM SOUTH COA; OFFICER: BARBARA BOBELAK

November 23, 2026

Background:

Violation of city code: Sec. 42-13. - Violations; code enforcement; hazard abatement. No access to the fire pump room, non-illuminated exit signs, emergency generator did not work during fire pump final inspection.
Compliance date: November 10, 2026. Method of service: Certified mail sent on November 3, 2026, and returned to sender on November 4, 2026, certified mail mailed to PO Box 631, New Smyrna Beach, FL is in transit, Posted on the property on November 3, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM-0517-2026 - 3405 S. Atlantic Ave - Nov Agenda.pdf

CE-0517-2026 – 3405 S. ATLANTIC AVENUE (OCEAN TRILLIUM)
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak
Project: SPECIAL MAGISTRATE
District: New Smyrna Beach
Description: Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110. Lock box key access, means of egress, exit signage illumination
Opened Date: 11/02/2026
Closed Date: NOT CLOSED

Parcel: 742212000001 Main
Address: 3405 S Atlantic Av Main
New Smyrna Beach, FL 32169
Zone: B-4(8) (OCEAN COMMERCIAL)

Complainant

City Of New Smyrna Beach
Don Wiech

1400 State Road 44
New Smyrna Beach, FL 32168

Owner

Ocean Trillium South Coa

3405 S Atlantic Ave
New Smyrna Beach, FL 32169

Business: 4076037022

Note	Created By	Date and Time Created
1. I received a phone call from Don Wiech, Fire Marshal, requesting a notice of violation and hearing be issued for fire code violations at Ocean Trillium. Don stated he would email the fire inspection reports for the notices.	Barbara Bobelak	11/2/2026 1:18 pm
2. This will be a repeat case for a fire code violation.	Barbara Bobelak	11/2/2026 1:45 pm

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-004564-2026	Other Department	Barbara Bobelak	11/02/2026

Violation Code: Sec. 42-13.
Violation Status: In Violation
Citation Issue Date: 11/02/2026
Compliance Date: 12/02/2026
Resolved Date:

Code Description: Violations; code enforcement; hazard abatement.

Corrective Action:

Violation: No access to the fire pump room.
Corrective Action: provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

Violation: Numerous exit signs throughout the structure failed to illuminate when tested.
Corrective Action: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed. Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Violation: Emergency generator did not work during fire pump final inspection. Fire pump is working off house power only.
Corrective Action: have generator repaired.
Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 6038155 **Parcel ID: 742212000001**
OCEAN TRILLIUM SOUTH COA **3405 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	6038155
Parcel ID:	742212000001
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	12 - 00 - 0001
Owner(s):	OCEAN TRILLIUM SOUTH COA - FS - Fee Simple - 100%
Mailing Address On File:	3405 S ATLANTIC AVE NEW SMYRNA BEACH FL 32169
Physical Address:	3405 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0900 - RES COMMON ELEMENTS
Tax District:	601-NEW SMYRNA BEACH
2026 Final Millage Rate:	16.0137
Neighborhood:	0393
Subdivision Name:	OCEAN TRILLIUM SOUTH
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$0	$0	$0	$0	1.5000	$0.00
0012	DISCRETIONARY	$0	$0	$0	$0	0.7480	$0.00
0011	REQ LOCAL EFFORT	$0	$0	$0	$0	2.9950	$0.00
0050	GENERAL FUND	$0	$0	$0	$0	3.1007	$0.00
0053	LAW ENFORCEMENT FUND	$0	$0	$0	$0	1.5994	$0.00
0055	LIBRARY	$0	$0	$0	$0	0.3697	$0.00
0520	MOSQUITO CONTROL	$0	$0	$0	$0	0.1573	$0.00
0530	PONCE INLET PORT AUTHORITY	$0	$0	$0	$0	0.0640	$0.00
0058	VOLUSIA ECHO	$0	$0	$0	$0	0.2000	$0.00
0057	VOLUSIA FOREVER	$0	$0	$0	$0	0.2000	$0.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	$0	$0	$0	$0	0.0270	$0.00
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$0	$0	$0	$0	0.0668	$0.00
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$0	$0	$0	$0	0.1793	$0.00
0272	NEW SMYRNA BCH I&S 2018	$0	$0	$0	$0	0.1695	$0.00
0270	NEW SMYRNA BEACH	$0	$0	$0	$0	4.6370	$0.00
						16.0137	$0.00

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$0.00
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$0.00**
Estimated Tax Amount without SOH:	$0.00

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2026	$0	$0	$0	$0	$0	$0	$0
2025	$0	$0	$0	$0	$0	$0	$0
2024	$0	$0	$0	$0	$0	$0	$0
2023	$0	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0
2021	$1	$0	$1	$1	$0	$1	$0
2020	$1	$0	$1	$1	$0	$1	$0
2019	$1	$0	$1	$1	$0	$1	$0
2018	$1	$0	$1	$1	$0	$1	$0

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

COMMON AREA OCEAN TRILLIUM SOUTH PER OR 3370 PG 280 & PER AMENDED OR 4169/1686 & 6461/2399

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870

Case Number: CE-0517-2026
Case Type: Code Enforcement
Date Case Established: 11/02/2026
Compliance Deadline: 11/10/2026

Violation Notice

Owner: OCEAN TRILLIUM SOUTH COA

Mailing Address

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

Notice of Violation for the following location:

Address	**Parcel**
3405 S ATLANTIC AV NEW SMYRNA BEACH, FL 32169	**742212000001**

Violation of City Code: Sec. 42-13. - Violations; code enforcement; hazard abatement.
(a) Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of this Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code.
(b) Whenever violations of this Code are found or identified, a written notice shall be issued to confirm such findings. The notice issued shall conform to the requirements of the Florida Fire Prevention Code.

Violation: No access to the fire pump room.

Corrective Action: Provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870

Case Number: CE-0517-2026
Case Type: Code Enforcement
Date Case Established: 11/02/2026
Compliance Deadline: 11/10/2026

Violation Notice

Violation: Numerous exit signs throughout the structure failed to illuminate when tested.
Corrective Action: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed. Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Violation: Emergency generator did not work during fire pump final inspection. Fire pump is working off house power only.
Corrective Action: Generator shall be repaired.
Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.
Compliance Date: 11/10/2026

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870

Case Number: CE-0517-2026
Case Type: Code Enforcement
Date Case Established: 11/02/2026
Compliance Deadline: 11/10/2026

Violation Notice

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8353 5115 69
PO Box 631, New Smyrna Beach, FL Receipt Number: 9214 8901 9403 8353 5122 76

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com

Dated: 11/3/26

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0517-2026
3405 S ATLANTIC AVE
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **November 23, 2026 at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Special Magistrate will be based upon the evidence presented at the hearing. If the Special Magistrate determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Special Magistrate, the Special Magistrate may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Special Magistrate finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Special Magistrate. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

If the violation(s) is corrected and then reoccurs or if the violation(s) is not corrected by the time specified for correction by the Code Compliance Officer, your case may be presented to the Special Magistrate even if the violation(s) has been corrected prior to the Special Magistrate hearing.

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0517-2026
3405 S ATLANTIC AVE
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Special Magistrate with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that is Notice of Hearing is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested
PO Box 631, New Smyrna Beach, FL
Receipt Number: 9214 8901 9403 8353 5115 69
Receipt Number: 9214 8901 9403 8353 5122 76

(✓) Post

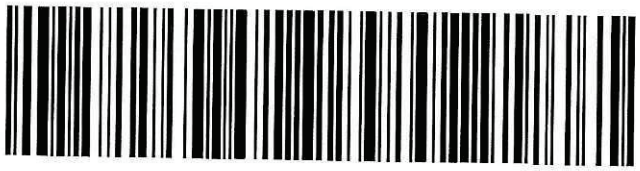
( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
Dated:11/2/2026

Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



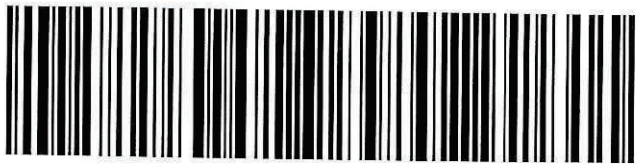
9214 8901 9403 8353 5122 76

THE OCEAN TRILLIUM SOUTH COA, INC.
PO BOX 631
NEW SMYRNA BEACH, FL 32170

3405 S. ATLANTIC AVE
CE-0663-2025

Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



9214 8901 9403 8353 5115 69

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3627

CE-0663-2025

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/05/2026

CITY OF NEW SMYRNA BEACH:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8353 5115 69

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE NEW SMYRNA BEACH,FL 32168 11/04/2026 16:59

ORIGINAL INTENDED RECIPIENT:

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3627

3405 S. Atlantic Ave
Case #: CE-0517-2026

The above information represents information provided by the United States Postal Service.


Network: Nov 3, 2026 at 9:33:07 AM EST
Local: Nov 3, 2026 at 9:33:07 AM EST
N 29° 0' 40.374", W 80° 52' 47.091"
3405 S Atlantic Ave
New Smyrna Beach FL 32169
United States
Ocean
Trillium
CONDO
NEW SMYRNA BEACH, FLORIDA
EXIT

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	9/2/2026
Address:	3405 South Atlantic Avenue	**InspectionType:**	Fire and Life Safety - Multi-Family Residential, Annual Fire & Life Safety
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Mike Sanford msanford@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 18 Fire Department Access and Water Supply	18.2.2.3 - Lock Box Keys Up to Date (see photo 1.1)

Code Text:

The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

Inspector Comments:
Fire pump room
ACTION REQUIRED: Please provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access.

The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

Violation	Floor 1	FL NFPA 01 2021 Chapter 14 Means of Egress	14.14.5.2.1 - Exit Signage: Continuous Illumination (see photo 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10)

Code Text:

Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]

Inspector Comments:
[MULTIPLE FAILED TEST] HAZARD: Numerous exit signs throughout the structure failed to illuminate when tested.

ACTION REQUIRED: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed.

Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]

Violation	Floor 1	FL NFPA 01 2021 Chapter 14 Means of Egress	14.14.1.5.1 - Exit Access Shall Be Marked (see photo 3.1)

Code Text:

Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants. [***101***:7.10.1.5.1]

Inspector Comments:
HAZARD: exit sign is damaged or missing
CORRECTION: repair/replace faulty fixture

Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants. [***101***:7.10.1.5.1]

Violation	Floor 1	FL NFPA 01 2021 Chapter 11 Building Services	11.1.8 - No Open Electrical Boxes (see photo 4.1, 4.2, 4.3)

Code Text:

All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Inspector Comments:
[ELECTRICAL BOXES]HAZARD: Electrical junction boxes in the areas indicated are missing their covers.

ACTION REQUIRED: Install the correct covers on all indicted junction boxes.

All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner (see photo 5.1)

Code Text:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Inspector Comments:
HAZARD: The annual fire sprinkler inspection report shows deficiencies of the system that are unresolved.

ACTION REQUIRED: Contact a licensed fire protection contractor to make all necessary repairs to the building fire sprinkler system. Submit documentation of all repairs to the Office of the Fire Marshal.

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.8 - Fire Protection System Operable and Maintained (see photo 6.1)

Code Text:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Inspector Comments:
Multiple trouble alarms on the fire alarm system.

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[FIRE ALARM] Submit copies of the most recent (within the last 12 months) inspection report for the building fire alarm system to the Fire Marshal

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[FIRE SPRINKLERS] Submit copies of the most recent (within the last 12 months) inspection report for the building fire sprinkler system to the Fire Marshal

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[STANDPIPE] Submit copies of the most recent (within the last 12 months) inspection report for the building fire standpipe system to the Fire Marshal

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **10/2/2026.**

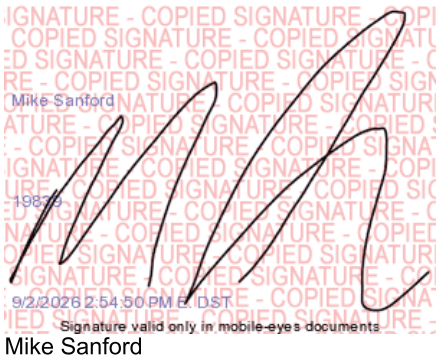
A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a)*).

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:



Mike Sanford
9/2/2026

1.1 - 18.2.2.3.



2.1 -
14.14.5.2.1.



2.2 -
14.14.5.2.1.



2.3 -
14.14.5.2.1.



2.4 -
14.14.5.2.1.



2.5 -
14.14.5.2.1.



2.6 -
14.14.5.2.1.



2.7 -
14.14.5.2.1.



2.8 -
14.14.5.2.1.



2.9 -
14.14.5.2.1.



2.10 - 14.14.5.2.1.



3.1 - 14.14.1.5.1.



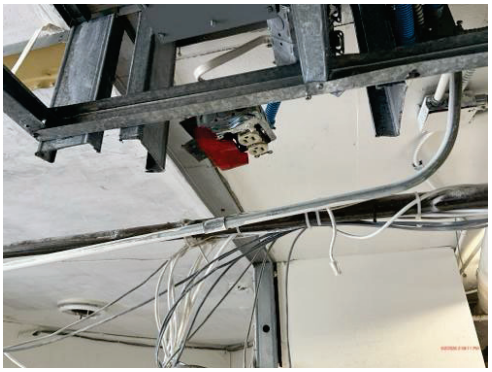
4.1 - 11.1.8.



4.2 - 11.1.8.



4.3 - 11.1.8.



5.1 - 13.1.9.



6.1 - 13.1.8.



Ref: 19839

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 10/5/2026; Inspection Type(s): Final - Fire Pump (Ref: 20580-20793)

#	Location	Code Set	Code
	Floor 1	FL NFPA 101 2021	9.1.3.1 - Excerpt: [Emergency generators and standby power systems ...]

Inspector Comments:
HAZARD: emergency generator did not work during fire pump final inspection.
CORRECTION: have generator repaired.Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	10/2/2026 (Initial Insp. Date: 9/2/2026)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #1 (Fire and Life Safety - Multi-Family Residential, Annual Fire & Life Safety)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Mike Sanford msanford@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 18 Fire Department Access and Water Supply	18.2.2.3 - Lock Box Keys Up to Date

Code Text:

The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

Inspector Comments:
Fire pump room
ACTION REQUIRED: Please provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access.The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

Violation	Floor 1	FL NFPA 01 2021 Chapter 14 Means of Egress	14.14.5.2.1 - Exit Signage: Continuous Illumination

Code Text:

Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]

Inspector Comments:
[MULTIPLE FAILED TEST] HAZARD: Numerous exit signs throughout the structure failed to illuminate when tested.

ACTION REQUIRED: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed.Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]

Violation - Cleared	Floor 1	FL NFPA 01 2021 Chapter 14 Means of Egress	14.14.1.5.1 - Exit Access Shall Be Marked

✔ ***Corrected on 10/2/2026***

Code Text:

Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants. [***101***:7.10.1.5.1]

Violation	Floor 1	FL NFPA 01 2021 Chapter 11 Building Services	11.1.8 - No Open Electrical Boxes

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Code Text:

All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Inspector Comments:
[ELECTRICAL BOXES]HAZARD: Electrical junction boxes in the areas indicated are missing their covers.

ACTION REQUIRED: Install the correct covers on all indicted junction boxes.All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner

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Code Text:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Inspector Comments:
HAZARD: The annual fire sprinkler inspection report shows deficiencies of the system that are unresolved.

ACTION REQUIRED: Contact a licensed fire protection contractor to make all necessary repairs to the building fire sprinkler system. Submit documentation of all repairs to the Office of the Fire Marshal.Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.8 - Fire Protection System Operable and Maintained

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Code Text:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Inspector Comments:
Multiple trouble alarms on the fire alarm system. All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

---

Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[FIRE ALARM] Submit copies of the most recent (within the last 12 months) inspection report for the building fire alarm system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

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Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[FIRE SPRINKLERS] Submit copies of the most recent (within the last 12 months) inspection report for the building fire sprinkler system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.6 - Record of Fire Protection System Tests and Maintenance

---

Code Text:

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Inspector Comments:
[STANDPIPE] Submit copies of the most recent (within the last 12 months) inspection report for the building fire standpipe system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **11/2/2026.**

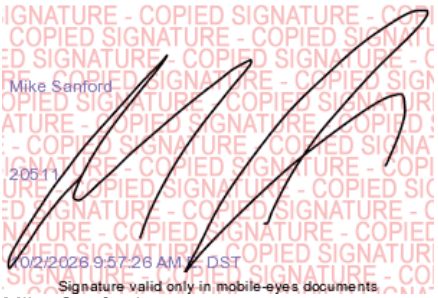
A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:



Mike Sanford
10/2/2026

Ref: 19839-20511

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 10/5/2026; Inspection Type(s): Final - Fire Pump (Ref: 20580-20793)

#	Location	Code Set	Code
	Floor 1	FL NFPA 101 2021	9.1.3.1 - Excerpt: [Emergency generators and standby power systems ...]

Inspector Comments:
HAZARD: emergency generator did not work during fire pump final inspection.
CORRECTION: have generator repaired.Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	10/14/2026 (Initial Insp. Date: 10/5/2026)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #1 (Final - Fire Pump)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Daniel Gonzalez dgonzalez@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Deficiency	Floor 1	FL NFPA 101 2021 Chapter 9 Building Service, Fire Protection, and Life Safety Equipment	9.1.3.1 - Excerpt: [Emergency generators and standby power systems ...]

Code Text:

Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

Inspector Comments:
HAZARD: emergency generator did not work during fire pump final inspection.
CORRECTION: have generator repaired.Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

Inspector Comments:
Oceans Trillium update:
Spoke to the diesel generator contractors that were onsite this morning to perform an oil change.
The contractors discovered that the generator's radiator was completely clogged and determined a new replacement radiator is needed.
The contractor's primary concern, upon being informed that the fire pump was replaced, is that the current generator may be undersized under load.
Calculations would be required to come to a conclusion.
The heavy load required by the fire pump when it starts will bog down the generator, so much that it may stall.
The age of the generator is also a concern due to replacement parts may not be readily available.
The contractors will remain onsite this morning to continue assessing the generator's current condition.
I did inform them that the fire pump was never tested under generator load due to it overheating.

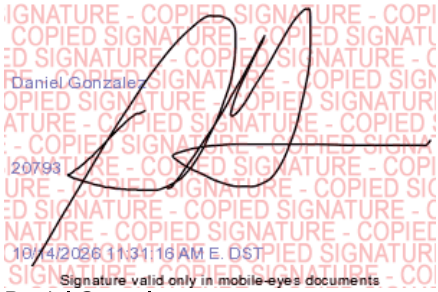
ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **10/31/2026.**

ALL DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED FOR FINAL CERTIFICATE OF OCCUPANCY.

To schedule additional inspections, please call the New Smyrna Beach Building Department at 386-410-2800. *Do NOT contact the Fire Inspector directly*.

Inspector:



Daniel Gonzalez
10/14/2026

Ref: 20580-20793

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 9/2/2026; Inspection Type(s): Fire and Life Safety - Multi-Family Residential, Annual Fire & Life Safety (Ref: 19839-20511)

#	Location	Code Set	Code
	Floor 1	FL NFPA 01 2021	18.2.2.3 - Lock Box Keys Up to Date
	Inspector Comments: Fire pump room ACTION REQUIRED: Please provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access.The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.		
	Floor 1	FL NFPA 01 2021	14.14.5.2.1 - Exit Signage: Continuous Illumination
	Inspector Comments: [MULTIPLE FAILED TEST] HAZARD: Numerous exit signs throughout the structure failed to illuminate when tested. ACTION REQUIRED: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed.Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1] Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]		
	Floor 1	FL NFPA 01 2021	11.1.8 - No Open Electrical Boxes
	Inspector Comments: [ELECTRICAL BOXES]HAZARD: Electrical junction boxes in the areas indicated are missing their covers. ACTION REQUIRED: Install the correct covers on all indicted junction boxes.All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.		
	Floor 1	FL NFPA 01 2021	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner
	Inspector Comments: HAZARD: The annual fire sprinkler inspection report shows deficiencies of the system that are unresolved. ACTION REQUIRED: Contact a licensed fire protection contractor to make all necessary repairs to the building fire sprinkler system. Submit documentation of all repairs to the Office of the Fire Marshal.Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ. Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.		
	Floor 1	FL NFPA 01 2021	13.1.8 - Fire Protection System Operable and Maintained
	Inspector Comments: Multiple trouble alarms on the fire alarm system. All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled. All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.		
	Floor 1	FL NFPA 01 2021	13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[FIRE ALARM] Submit copies of the most recent (within the last 12 months) inspection report for the building fire alarm system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Floor 1 FL NFPA 01 2021 13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[FIRE SPRINKLERS] Submit copies of the most recent (within the last 12 months) inspection report for the building fire sprinkler system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Floor 1 FL NFPA 01 2021 13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[STANDPIPE] Submit copies of the most recent (within the last 12 months) inspection report for the building fire standpipe system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	10/5/2026
Address:	3405 South Atlantic Avenue	**InspectionType:**	Final - Fire Pump
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Don Wiech dwiech@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Deficiency	Floor 1	FL NFPA 101 2021 Chapter 9 Building Service, Fire Protection, and Life Safety Equipment	9.1.3.1 - Excerpt: [Emergency generators and standby power systems ...]

Code Text:

Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

Inspector Comments:
HAZARD: emergency generator did not work during fire pump final inspection.
CORRECTION: have generator repaired.

Emergency generators and standby power systems shall be installed, inspected, tested, and maintained in accordance with NFPA 110.

Inspector Comments: Fire pump is working off house power only.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **11/5/2026.**

ALL DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED FOR FINAL CERTIFICATE OF OCCUPANCY.

To schedule additional inspections, please call the New Smyrna Beach Building Department at 386-410-2800. *Do NOT contact the Fire Inspector directly*.

Inspector:



Don Wiech
10/5/2026

Ref: 20580

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 9/2/2026; Inspection Type(s): Fire and Life Safety - Multi-Family Residential, Annual Fire & Life Safety (Ref: 19839-20511)

#	Location	Code Set	Code
	Floor 1	FL NFPA 01 2021	18.2.2.3 - Lock Box Keys Up to Date
	Inspector Comments: Fire pump room ACTION REQUIRED: Please provide CURRENT hard keys to all areas requested. As a minimum, keys to all fire sprinkler riser rooms, electrical and mechanical rooms, storage rooms, elevator operation and equipment rooms as well as the main entrance door are required as applicable. If the building is equipped with master keyed locks, a building master or grand master key is also requested. Card keys or access codes may also be supplied but a hard key shall be primary means of access.The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.		
	Floor 1	FL NFPA 01 2021	14.14.5.2.1 - Exit Signage: Continuous Illumination
	Inspector Comments: [MULTIPLE FAILED TEST] HAZARD: Numerous exit signs throughout the structure failed to illuminate when tested. ACTION REQUIRED: Repair or replace all faulty exit signs. Exit signs shall be illuminated at all times, and have a means of battery backup. Signs shall remain illuminated when the "test" button is pressed.Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1] Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [***101***:7.10.5.2.1]		
	Floor 1	FL NFPA 01 2021	11.1.8 - No Open Electrical Boxes
	Inspector Comments: [ELECTRICAL BOXES]HAZARD: Electrical junction boxes in the areas indicated are missing their covers. ACTION REQUIRED: Install the correct covers on all indicted junction boxes.All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.		
	Floor 1	FL NFPA 01 2021	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner
	Inspector Comments: HAZARD: The annual fire sprinkler inspection report shows deficiencies of the system that are unresolved. ACTION REQUIRED: Contact a licensed fire protection contractor to make all necessary repairs to the building fire sprinkler system. Submit documentation of all repairs to the Office of the Fire Marshal.Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ. Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.		
	Floor 1	FL NFPA 01 2021	13.1.8 - Fire Protection System Operable and Maintained
	Inspector Comments: Multiple trouble alarms on the fire alarm system. All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled. All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.		
	Floor 1	FL NFPA 01 2021	13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[FIRE ALARM] Submit copies of the most recent (within the last 12 months) inspection report for the building fire alarm system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Floor 1 FL NFPA 01 2021 13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[FIRE SPRINKLERS] Submit copies of the most recent (within the last 12 months) inspection report for the building fire sprinkler system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Floor 1 FL NFPA 01 2021 13.1.6 - Record of Fire Protection System Tests and Maintenance

Inspector Comments:
[STANDPIPE] Submit copies of the most recent (within the last 12 months) inspection report for the building fire standpipe system to the Fire MarshalDetailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.